

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-026**SENIOR PLANNER:** Hema Sharma**LOCATION:** Harry Hines Boulevard at Mockingbird Lane, northeast corner**DATE FILED:** November 13, 2023**ZONING:** MU-2**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 38.331-acres**APPLICANT/OWNER:** Pediatric Health Management Services, Board of Regents of the University Texas System.

**REQUEST:** An application to replat a 38.331-acre tract of land containing all of Lot 11, portion of Lots 5,12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 19 in City Block C/5759, an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 6.131-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner

**SUBDIVISION HISTORY:**

1. S212-321 was a request northeast of the present request to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane. The request was approved on September 15, 2022 but has not been recorded.
2. S212-177 was a request northwest of the present request to replat a 16.4945-acre tract of land containing all of Lots 3B, 3C, 3D, and 4A in City Block A/5758 to create one lot on property bounded by Forest Park Road, Mockingbird Lane, Harry Hines Boulevard, and Hawes Avenue. The request was approved on May 19, 2022 but has not been recorded.
3. S201-657 was a request northwest of the present request to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner. The request was approved on May 20, 2021 but has not been recorded.
4. S190-225 was a request northeast of the present request to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Court. The request was approved on October 1, 2020 and recorded on June 16, 2021.
5. S190-200 was a request north of the present request to replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue. The request was approved on August 20, 2020 and recorded on December 23, 2020.

6. S190-051 was a request located at the present request to replat a 5.309-acre tract of land containing part of Lot 5 in City Block A/5758 to create one lot on property located on Harry Hines Boulevard, between Mockingbird Lane and Treadway Street. The request was approved on December 12, 2019 and was withdrawn.
7. S190-017 was a request east of the present request to replat a 14.093-acre tract of land containing all of Lot 17A in City Block D/2370 to create two 7.047-acre lots on property located on Forest Park Road at Bomar Avenue, southeast corner. The request was approved on November 7, 2019 and recorded on April 27, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-2 Mixed Use District 2; therefore, staff recommends approval of the request subject to compliance with the following conditions:

**General Conditions:**

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e., deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e., 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Mockingbird Lane. *Section 51A 8.602(c)*
16. On the final plat, dedicate 65 feet of right-of-way (via fee simple) from the established center line of Harry Hines Boulevard. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Mockingbird Lane & Harry Hines Boulevard. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Provide a turn-around per the City of Dallas Standards at the end of Forest Park Road. *Section 51A-8.506(b)*
20. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
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22. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

### **Flood Plain Conditions:**

23. On the final plat, determine the 100-year water surface elevation across this addition.
24. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
25. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
26. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
27. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
28. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
29. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

### **Survey (SPRG) Conditions:**

30. Prior to final plat, submit a completed final plat checklist and all supporting documents.
31. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
32. On the final plat, show distances/width across all adjoining right-of-way
33. On the final plat, show recording information on all existing easements within 150 feet of the property.
34. On the final plat, all utility easement abandonments must be shown with the correct recording information.
35. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
36. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

### **Dallas Water Utilities Conditions:**

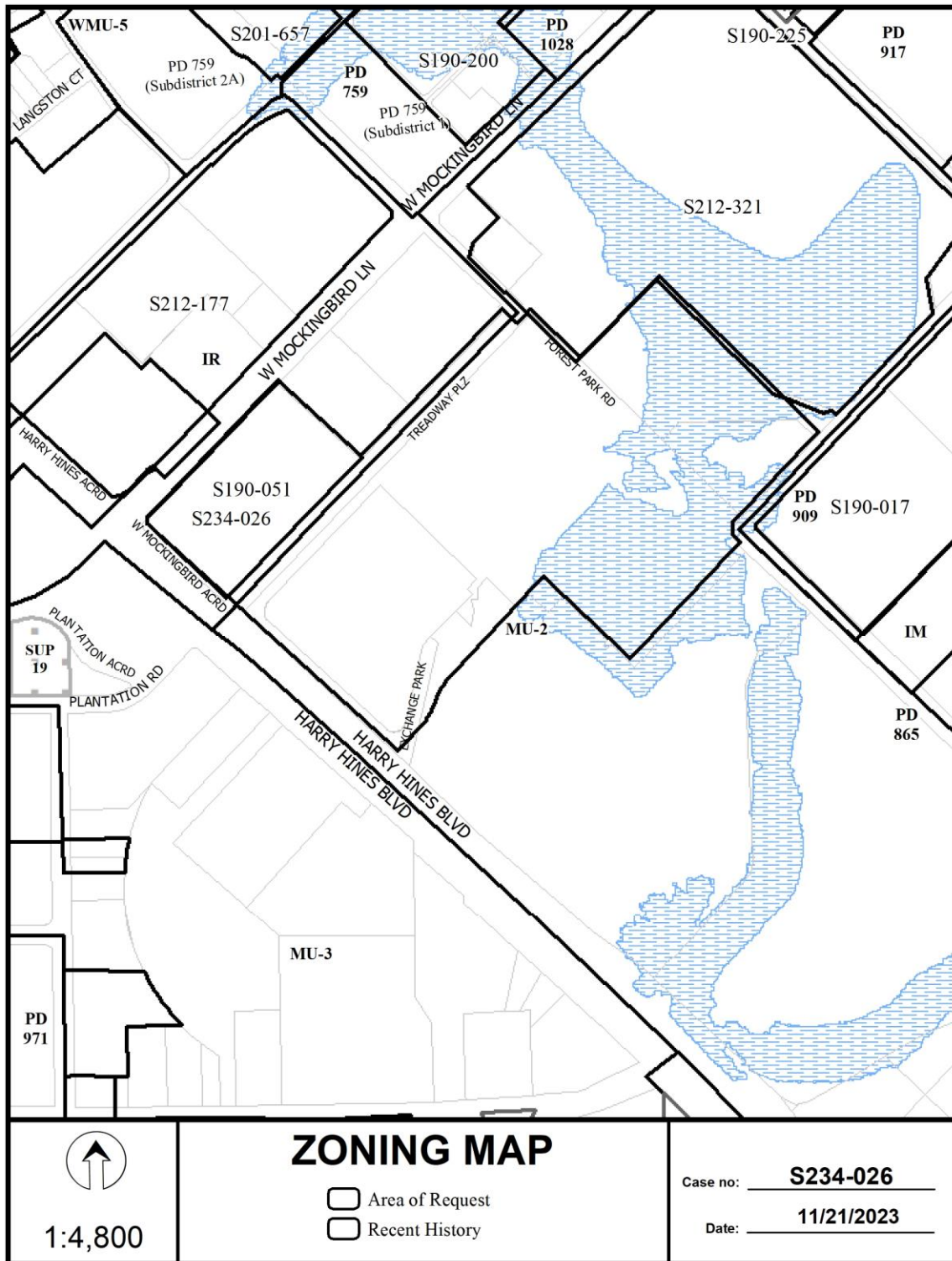
37. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

38. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
39. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.


**Real Estate/ GIS, Lot & Block Conditions:**

40. Prior to the final plat, contact Real Estate. Real Estate processes abandonments by separate instrument. Abandonments cannot be processed by plat. The abandonments noted on the plat should be submitted to Real Estate. Additionally, Real Estate will assist for the abandonment language for previously abandoned Bomar Avenue and Forest Park Road.
41. On the final plat, identify the property as Lots 5A & 5B in City Block A/5758. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:4,800	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S234-026</b>          </u> Date: <u>          <b>11/21/2023</b>          </u>
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